



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 DOUGLAS RIDGE Mews, Calgary T2Z 2M2**

MLS®#: **A2201406**

Area: **Douglasdale/Glen**

Listing Date: **03/12/25**

List Price: **\$679,990**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 20-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1994**

Lot Information

Lot Sz Ar: **5,371 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,661**  
Low Sqft:  
Ttl Sqft: **1,661**

DOM

**24**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Low Maintenance Landscape,Other,Pie Shaped Lot,Private**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Other,Private Yard**

Construction: **Brick,Other,Vinyl Siding,Wood Frame**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer**  
Int Feat: **Bar,Built-in Features,Chandelier,Closet Organizers,High Ceilings,Kitchen Island,Pantry,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`3" x 5`6"	2pc Bathroom	Main	7`9" x 2`8"
Mud Room	Main	7`9" x 3`5"	Laundry	Main	5`1" x 5`10"
Living Room	Main	15`2" x 11`7"	Family Room	Main	16`1" x 13`3"
Kitchen	Main	10`11" x 10`10"	Dining Room	Main	7`11" x 11`0"
Pantry	Main	3`8" x 3`8"	Bedroom - Primary	Upper	15`2" x 12`0"
4pc Ensuite bath	Upper	11`5" x 10`4"	4pc Bathroom	Upper	7`5" x 4`11"
Bedroom	Upper	10`11" x 11`5"	Bedroom	Upper	10`1" x 10`9"

**Flex Space**

**Basement**

**13`3" x 12`7"**

**Game Room**  
Legal/Tax/Financial

**Basement**

**25`11" x 12`10"**

Title:  
**Fee Simple**  
Legal Desc:

**9312257**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to this stunning home in the highly sought-after community of Douglasdale! Step inside to a bright and inviting foyer with soaring 17' ceilings and beautiful hardwood floors. The spacious living and dining areas are sunny and bright. The beautifully updated kitchen is perfect for entertaining, featuring stainless steel appliances, a large island, a pantry, and plenty of quartz counter space. The cozy breakfast nook overlooks the backyard, filling the space with natural light. The family room is warm and welcoming, complete with a gas fireplace and mantle. A convenient main-floor laundry room and a stylish 2-piece bath complete this level. Upstairs, the primary bedroom offers a walk-in closet and a luxurious 4-piece ensuite with heated floors. 2 additional generous-sized bedrooms and another updated 4 pc. bath, also with heated floors, complete the upper level. The fully finished basement is designed for entertainment, featuring a fantastic recreation room and a bar! Ample storage ensures everything has its place. The Garage looks like a dealership showroom! It features fully commercial grade epoxy flooring, painted walls, upgraded lighting, and a new high efficiency heater. Step outside to your private backyard retreat—a true oasis designed for relaxation and enjoyment. Surrounded by mature trees, privacy structures, and gardens featuring day lillies, tulips, roses, and stunning greenery. This dream outdoor space features a large 2-tier deck creating the perfect setting for summer gatherings. Additional features include a double attached garage, central A/C and more! Move-in ready and waiting for you to call it home!**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











